

City of Wichita, Kansas

Americans with Disabilities Act Transition Plan

Aley Park

1803 South Seneca

July 2005



Prepared by

DMCG

Disability Management Consulting Group L.L.C.

2801 Jonquil Place
Columbia, MO 65202

In conjunction with

The Great Plains ADA & IT Center and the City of Wichita Disability Advisory Board

City of Wichita – ADA/504 Transition Plan – Aley Park - July 2005

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations		Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access		Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)		
1. Swimming Pool - Parking	One of the three designated accessible parking locations does not provide an adjacent access aisle.	4.1.2(5)(a) , (b) , 4.6	If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with 4.6 shall be provided in each such parking area in conformance with the table shown in (5)(a) . In addition, One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide minimum and shall be designated "van accessible." Three designated accessible parking spaces exist, but one does not provide an adjacent access aisle. Ensure that an access aisle exists adjacent to each designated accessible vehicle parking space. Situate the accessible spaces closest to exiting pedestrian pathways and so that individuals with disabilities will have options of parking locations. Note: Ensure that accessible spaces are located so that individuals with disabilities have a fully accessible path of travel to pedestrian sidewalks, entrances or other pedestrian pathways.	L	H	M	N A	\$200	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).					
2. Swimming Pool - Bathhouse	Steps exist on the only path of travel leading to the Bathhouse.	4.3.2	According to ADAAG, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. In addition, if an accessible route has changes in level greater than 1/2 in (13 mm), then a curb ramp, ramp, elevator, or platform lift (as permitted in 4.1.3 and 4.1.6) shall be provided that complies with 4.7 , 4.8 , 4.10 , or 4.11 , respectively. An accessible route does not include stairs, steps, or escalators. Ensure that an accessible path of travel exists leading to the bathhouse, without steps.	H H	H	M	1	\$500	ADAAG					
3. Swimming Pool – Sales Counter	The sales counter is located too high at 40 ½-inches.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a portion of the existing counter to a maximum height of 36-inches.	M	H	M	1 2	\$200	ADAAG New ADAAG					

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4. Pool - Showers / Restrooms	The showers, in the men's and women's shower/restrooms, are not accessible.	4.1.3(11)	ADAAG does not specifically address accessibility in gang showers. However, a roll-in shower can be incorporated into the design by providing grab bars in a complying configuration. In addition, an abrupt change in level greater than 1-inch exists on the path of travel to the showers and ADAAG does not allow abrupt changes in level beyond ½-inch. Modify both gang showers so that they are on a fully accessible path of travel without abrupt changes in level and modify one shower in each gang shower to comply with ADAAG 4.21.	M H	H	M	7 1 3	\$2,000	See Attachment 5 – Accessible Shower Specifications for more information.			
5. Pool - Showers / Restrooms	An accessible toilet stall does not exist in the men's or women's shower/restrooms.	4.23	Inconsistencies include, but are not limited to, very narrow stall, narrow stall door, lack of grab bars, etc. Modify the restroom stalls to comply with ADAAG specifications.	H	H	M	1 0 5 8	\$3,000	Restroom Figures – Building Blocks			
6. Pool - Showers / Restrooms	The lavatories, in the men's and women's shower/restrooms, have aprons that are located too low.	4.19	Accessible lavatory aprons are required to be located at a minimum height of 29-inches. The existing lavatory's apron is too low at 28-inches and pipes are exposed. Ensure at least one lavatory complies with ADAAG specifications.	L	H	M	1 4	\$250	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.			
7. Pool - Showers / Restrooms	The urinal in the men's shower/restroom is located too high at 25-inches.	4.18	At least one urinal is required to be located so that the rim is a maximum of 17-inches high. Existing urinals have rims located at 25-inches high. Modify one urinal so that the rim is no higher than 17-inches.	L	H	M	1 4	\$200	See the Accessible Urinals figure for more details.			
8. Pool - Showers / Restrooms	The mirrors, in the men's and women's shower/restrooms, are too high.	4.19.6	At least one mirror in each restroom is required to be located so that the bottom edge of the reflecting surface is a maximum height of 43-inches. Typically, this barrier can be removed by installing an additional full length mirror. Install a full length mirrors.	L	H	M	1 1	\$50	ADAAG			

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18. Pavilion	The flush control valve in on the wrong side of the water closet in the women’s accessible stall.	4.17	Flush control valves, in accessible stalls, are required to be mounted on the wide side of the stall, so that reaching over the water closet is not required. Relocate the existing flush control valve or install an additional valve on the wide side of the stall.	M	H	M	26	\$150	Restroom Figures – Building Blocks					
19. Pavilion	The lavatories, in the men’s and women’s restrooms, do not provide appropriate faucet controls.	4.19	Round knobs exist on the lavatories. At least one lavatory should have faucet controls that do not require a tight grasp or pinching or twisting of the wrist to operate. Replace the round knobs on one lavatory in each restroom with lever type, push button or motion activation faucet controls.	M	H	M	25 27	\$150	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.					
20. Pavilion	Braille signage does not exist at the entrance door to the men’s restroom.	4.1.3(16) 4.30.4	ADAAG requires public restrooms to be designated with Braille, raised letters, and the symbol of accessibility, where restrooms are accessible. Provide ADAAG compliant signage at restroom entrances.	L	H	M	24	\$50	Signage Specifications for Permanent Rooms and Spaces					
21. Pavilion	The lavatories, in the men’s and women’s restrooms, are located too high and have exposed pipes.	4.19	At least one lavatory in each restroom is required to have a counter, which is a maximum of 34-inches high. Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. Lower at least one lavatory in each restroom to a maximum height of 34-inches and wrap pipes with insulation.	L H	H	M	25	\$300	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.					
22. Pavilion	The urinal, in the men’s restroom, is located too high.	4.18	At least one urinal is required to be located so that the rim is a maximum of 17-inches high. Existing urinals have rims located at 21-inches high. Modify one urinal so that the rim is no higher than 17-inches.	L	H	M	N A	\$200	See the Accessible Urinals figure for more details.					

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27. Portable Restrooms	An accessible path of travel does not exist leading to the portable restrooms, located at the baseball fields, and the portable restrooms are not accessible.	4.23	Grass surfaces exist leading to the portable restrooms. ADAAG requires accessible paths to be stable, firm and slip-resistant. The portable restrooms are not accessible due to narrow stall, no level maneuvering clearance at entrance doors, no 5-foot by 5-foot turning radius on the interior, no grab bars, etc. In new construction, ADAAG requires all public restrooms to be fully accessible. However, this facility is not considered new construction, and therefore falls under the program access provisions of Title II . Each and every public restroom may not need to be made accessible according to program access. We recommend making these portable restrooms due to the high level of use of this facility and due to the fact that no other accessible restrooms are available in close proximity. Contract with a portable restroom provider of accessible portable restrooms and locate the accessible portable restrooms on an accessible path of travel.	L H	H	M	37 38	\$500	Restroom Figures – Building Blocks			

Aley Park - Conceptual Cost Projections

Total	\$16,770
Year One (Very High)	\$500
Year Three (High)	\$11,400
Year Five (Medium)	\$670
Year Ten (Low)	\$5,200